3.1.3 No Net Rise / Compensatory Storage

The no net rise/compensatory storage alternative is comprised of two parts. The first part does not allow an increase in the existing 100-year flood elevation; the second part allows the developer use of compensatory storage to offset fill in the flood fringe if it can be demonstrated that there will be no increase in the flood elevations. This is the most stringent floodplain management alternative because it does not allow any increase in the existing flood elevations; however, compensatory storage does allow some development flexibility.

Figure 3-3 shows one possible layout of a residential no net rise/compensatory storage development. The development layout scenario shown in Figure 3-3 shows two locations for compensatory storage to offset the fill shown in the floodplain fringe for development. Under this alternative, the developer would have to demonstrate that this layout of compensatory storage and fill in the flood fringe would not increase the flood elevations through the site and downstream. This floodplain management alternative maintains floodplain storage and helps preserve the riparian area. Combined with compensatory storage that is maintained as valuable open space, the developable area and market value of the developed land can be maximized while maintaining the existing floodplain elevations.

The development cost per parcel was calculated for the no net rise/compensatory storage alternative based on the layout shown in Figure 3-3. The development costs also included the added cost of excavation for the compensatory storage. Development cost calculations can be found in Appendix A.